Document No. 1693
Adopted at Meeting of 7/ 23/ 70

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: PROPOSED DISPOSITION OF 22-24 RUTLAND STREET, 21 WORCESTER STREET AND 418 MASSACHUSETTS AVENUE IN THE SOUTH END URBAN RENEWAL AREA
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority", has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with federal financial assitance under said Title I including those prohibiting discrimination because of race, color, creed or national origin; and

WHEREAS, Low Cost Housing, Inc. is a non-profit corporation desirous of rehabilitating housing in the South End Urban Renewal Area; and

WHEREAS, the Boston Redevelopment Authority acquired the properties at 22-24 Rutland Street, 21 Worcester Street and 418 Massachusetts Avenue, South End Urban Renewal Area, from the City of Boston as tax titles; and

WHEREAS, a critical need exists in the South End Urban Renewal Area and throughout the City of Boston for decent housing;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That the Low Cost Housing, Inc. be and hereby is designated as developer of 22-24 Rutland Street, 21 Worcester Street and 418 Massachusetts Avenue, South End Urban Renewal Area.

2. That disposal of said properties by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby determined that Low Cost Housing, Inc. possesses the qualifications and financial resources necessary to acquire and rehabilitate the land in accordance with the Urban Renewal Plan for the Project Area.

4. That the Director is hereby authorized for and in behalf of the Boston Redevelopment Authority to execute and deliver a Land Disposition Agreement between the Authority as Seller and Low Cost Housing, Inc. as Buyer providing for the conveyance by the Authority of the properties at 22-24 Rutland Street, 21 Worcester Street, and 418 Massachusetts Avenue in the South End Urban Renewal Area in consideration of One ($1.00) Dollar and the Buyer's Agreement to redevelop the property by rehabilitating the properties, such agreement to be in the Authority's usual form and to contain such other and further terms and provisions as the Director shall deem proper and in the best interests of the Authority;

That the Director is further authorized to execute and deliver a Deed conveying said properties pursuant to such disposition agreement and that the execution and delivery by the Director of such agreement and deed to which a certificate of this Resolution is attached shall be conclusive evidence that the terms and provisions thereof are by the Director deemed proper and in the best interests of the Authority.

5. That the Secretary is hereby authorized and directed to publish notice of the proposed disposition transaction in accordance with Section 105(e) of the Housing Act of 1949, as amended, including information with respect to the Redeveloper's Statement for Public Disclosure (Federal Form H-6004).

MEMORANDUM JULY 23, 1970

TO: Boston Redevelopment Authority

FROM: John D. Warner, Director

SUBJECT: SOUTH END URBAN RENEWAL AREA MASS. R-56
DISPOSITION OF 22-24 RUTLAND STREET,
21 WORCESTER STREET AND 418 MASSACHUSETTS AVENUE
DESIGNATION OF DEVELOPER

On May 22, 1969, the Authority tentatively designated Low Cost Housing, Inc., as Redeveloper to rehabilitate the tax title properties at 22-24 Rutland Street, 21 Worcester Street, and 418 Massachusetts Avenue, South End Urban Renewal Area.

Low Cost Housing, Inc., a non-profit corporation presently completing the rehabilitation of a number of properties in the South End Urban Renewal Area to the Authority's satisfaction, has recently indicated its desire and ability to begin rehabilitation of 22-24 Rutland Street, 21 Worcester Street and 418 Massachusetts Avenue. Should the Authority approve Low Cost Housing, Inc., as Redeveloper of said properties, the Redeveloper proposes to take title to these properties and begin construction within the near future.

To facilitate the desired early construction, the Redeveloper has submitted the Final Plans and Specifications, which Final Plans and Specifications have been reviewed by the Authority staff and were found to be acceptable.

I therefore recommend that the Authority designate Low Cost Housing, Inc. as Redeveloper of properties at 22-24 Rutland Street, 21 Worcester Street and 418 Massachusetts Avenue and adopt the Final Plans and Specifications for 22-24 Rutland Street, 21 Worcester Street and 418 Massachusetts Avenue, and that the Director be authorized to execute a Land Disposition Agreement and Deed.

I recommend adoption of the following Vote and attached Resolution.

VOTED: That the Boston Redevelopment Authority hereby determines that the Final Plans and Specifications, submitted by Low Cost Housing, Inc. for 22-24 Rutland Street, 21 Worcester Street and 418 Massachusetts Avenue in the South End Urban Renewal Area conform in all respect to the official Urban Renewal Plan for the Project Area, and that said Plans and Specifications are hereby approved.

An appropriate Resolution is attached.